

**RURAL MUNICIPALITY OF PRINCE ALBERT NO. 461**

M-11 (a)

Minutes of the regular meeting of the Council of Rural Municipality of Prince Albert No. 461 held in joint Council Chambers of the Municipality Centennial Building, 99 River Street East, Prince Albert, SK S6V 0A1 on Thursday March 9<sup>th</sup>, 2023.

Present: Eric Schmalz, Reeve

Michael Grassick, Division #1 Councillor  
Tyler Hazelwood, Division #2 Councillor  
Guy St. Hilaire, Division #3, Councillor  
Richard Wilson, Division #4 Councillor  
Donovan Brule, Division #6 Councillor

Rochelle Neff, Chief Administrative Officer  
Karri Willick, Assistant Chief Administrative Officer  
D.J. Harris, Director of Public Works  
Teresa Hanson, Director of Planning and Development

Delegation: Trevor and Orest Kwiatkowski

Reeve Eric Schmalz called the meeting to order at 9:11 am

**AGENDA**

#068/2023 **BRULE** That the agenda be approved as amended.

**New Business:**

#6 Truck Settlement  
#7 FCM 2023 Membership

**CARRIED UNANIMOUSLY**

**MINUTES**

#069/2023 **HAZELWOOD** That the Regular Meeting Minutes of February 9<sup>th</sup>, 2023, be approved as amended – add SHMI to resolution #055/2023.

**CARRIED UNANIMOUSLY**

**ACCOUNTS**

#070/2023 **WILSON** That the February Financial Statement be accepted as presented.

**CARRIED UNANIMOUSLY**

#071/2023 **BRULE** That the Accounts 13663 to 13698 in the amount of \$107,344.16, a list of which is attached and forms a part of these minutes, be approved for payment.

**CARRIED UNANIMOUSLY**

#072/2023 **ST.HILAIRE** That Council agrees to amend resolution no. 284/2022:

**ST. HILAIRE** That the Accounts 13239 to 13312, in the amount of \$971,111.25, a list of which is attached and forms a part of these minutes, be approved for payment.

**To read:** That the Accounts 13255 to 13312, in the amount of \$922,701.53, a list of which is attached and forms a part of these minutes, be approved for payment.

Due to a clerical error, accounts 13239 to 13254 were duplicated in both July and August, list of accounts for approval.

**CARRIED UNANIMOUSLY**

**#073/2023** **GRASSICK** That the Direct Deposit in the amount of \$37,838.86, which is made up of the February's Office and Public Works Net Payroll, be approved for payment.

**CARRIED UNANIMOUSLY**

**#074/2023** **BRULE** That the Electronic Transfer to Municipal Employee Pension Plan for the month of February in the amount of \$10,760.26, be approved for payment.

**CARRIED UNANIMOUSLY**

**#075/2023** **SCHMALZ** That the Electronic Transfer to SMHI for the month of February in the amount of 698.74, be approved for payment.

**CARRIED UNANIMOUSLY**

**IN CAMERA**

**#076/2023** **HAZELWOOD** That the meeting proceed in camera at 9:17 am, as per Section 16(1) of *The Local Authority Freedom of Information And Protection of Privacy Act* to discuss procedural matters.

**CARRIED UNANIMOUSLY**

**#077/2023** **SCHMALZ** That Council returns to the regular scheduled agenda at 9:57 am.

**CARRIED UNANIMOUSLY**

**#078/2023** **ST. HILAIRE** That Council agrees to approve the program proposal provided by Southeast College in the amount of \$7,486.00 to build the RM Safety Plan.

**CARRIED UNANIMOUSLY**

**RECESS**

**#079/2023** **BRULE** That we recess at 10:09 am.

**CARRIED UNANIMOUSLY**

Reeve Eric Schmalz called the meeting to order at 10:29 am  
Trevor and Orest Kwiatkowski entered Council Chamber at 10:30 am  
Trevor and Orest Kwiatkowski left Council Chamber at 10:53 am

**CHAMBER LUNCHEON**

**#080/2023** **SCHMALZ** That Council agrees to register and purchase a table for the Prince Albert & District Chamber of Commerce 2023 Luncheon on May 9<sup>th</sup>, 2023.

**CARRIED UNANIMOUSLY**

**SCRAPER REPAIRS**

**#081/2023** **ST. HILAIRE** That Council authorizes the Director of Public Works to have the Scraper repaired by J.J. Mechanical up to \$20,000.00.

**CARRIED UNANIMOUSLY**

**TRUCK THEFT/WRITE-OFF**

**#082/2023** **SCHMALZ** That Council agrees to accept the total loss payout from SGI in the amount of \$53,700.00, plus the cost of the mechanical inspection, less applicable taxes, for the 2019 GMC that was recovered in December 2022.

**CARRIED UNANIMOUSLY**

**FCM 2023 MEMBERSHIP**

**#083/2023** **GRASSICK** That Council agrees to pay the 2023 FCM membership in the amount of \$933.42.

**CARRIED UNANIMOUSLY**

**CORRESPONDENCE**

**#084/2023** **BRULE** That the following correspondence, be received, and filed.

*W*  
*BA*

CARRIED UNANIMOUSLY

RECESS

#085/2023 BRULE That we recess for Lunch at 12:00 pm.

CARRIED UNANIMOUSLY

Reeve Eric Schmalz called the meeting to order at 1:01 pm

REPORTS

#086/2023 HAZELWOOD That the Director of Public Works verbal report be approved as presented.

CARRIED UNANIMOUSLY

#087/2023 GRASSICK That the Chief Administrative Officer's verbal report be approved as presented.

CARRIED UNANIMOUSLY

#088/2023 SCHMALZ That the Councillor's verbal report be approved as presented.

CARRIED UNANIMOUSLY

COUNCIL INDEMNITY

#089/2023 SCHMALZ That the Payroll Deposit in the amount of \$6,167.75, which is made up of February's Council Indemnity be approved for payment.

CARRIED UNANIMOUSLY

Jason Kaptein, Planner entered council chambers at 1:58 pm

PLANNING - PUBLIC HEARING

#090/2023 GRASSICK That Council agrees to open the ZONING AMENDMENT Public Hearing at 2:00 pm

CARRIED UNANIMOUSLY

#091/2023 WILSON That Council agrees to close the ZONING AMENDMENT Public Hearing at 2:05 pm

CARRIED UNANIMOUSLY

BYLAW NO. 1 of 2023

#092/2023 HAZELWOOD That Bylaw No. 1 of 2023, being a Zoning Amendment Bylaw, be given second reading.

CARRIED UNANIMOUSLY

#093/2023 GRASSICK That Bylaw No. 1 of 2023, being a Zoning Amendment Bylaw, be read a third time and adopted.

CARRIED UNANIMOUSLY

#094/2023 ST. HILAIRE That the application by Signature Developments to subdivide a 1.71 ha residential parcel from the NE 34-47-26-W2M, be approved pursuant to Section 4.5.6 of the Prince Albert Planning District Official Community Plan and Section 10.2 of the R.M. of Prince Albert Zoning Bylaw, pending Ministerial approval of Bylaw 1, 2023, with the Municipal Reserve requirement being deferred to the remainder of the quarter, and the execution of a subdivision servicing agreement to address the off-site servicing fees.

CARRIED UNANIMOUSLY

PLANNING - PUBLIC HEARING

#095/2023 BRULE That Council agrees to open the ZONING AMENDMENT Public Hearing at 2:10 pm

CARRIED UNANIMOUSLY

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#096/2023 SCHMALZ That Council agrees to close the ZONING AMENDMENT Public Hearing at 2:15 pm

CARRIED UNANIMOUSLY

**BYLAW NO. 14 of 2022**

#097/2023 ST. HILAIRE That Bylaw No. 14 of 2022, being a Zoning Amendment Bylaw, be given second reading.

CARRIED UNANIMOUSLY

#098/2023 BRULE That Bylaw No. 14 of 2022, being a Zoning Amendment Bylaw, be read a third time and adopted.

CARRIED UNANIMOUSLY

Steven Abramyk entered council chambers at 2:14 pm

**PLANNING - PUBLIC HEARING**

#099/2023 SCHMALZ That Council agrees to open the 48<sup>th</sup> Street Annexation Public Hearing at 2:20 pm

CARRIED UNANIMOUSLY

#100/2023 WILSON That Council agrees to close the 48<sup>th</sup> Street Annexation Public Hearing at 2:33 pm

CARRIED UNANIMOUSLY

Steven Abramyk left council chambers at 2:33 pm

#101/2023 SCHMALZ That the application by Northern Elite Firearms to subdivide Parcel BB, Plan 102061011, and create a 0.28 ha and 0.43ha parcel, be approved pursuant to section 14.2 of the RM of Prince Albert Zoning Bylaw, pending Ministerial approval of Bylaw 14, 2022, and with the Municipal Reserve being addressed.

CARRIED UNANIMOUSLY

Jason Kaptein, Planner left council chambers at 2:42 pm

**48<sup>th</sup> STREET AGREEMENT**

#102/2023 SCHMALZ That Council authorizes Teresa Hanson, Director of Planning and Development to execute the 48<sup>th</sup> Street Agreement with the City of Prince Albert.

CARRIED UNANIMOUSLY

#103/2023 BRULE That it being 3:23 pm, we now adjourn.

CARRIED UNANIMOUSLY

Eric Schmalz  
Reeve



Rochelle Neff  
Chief Administrative Officer

M-11 (a)

**RURAL MUNICIPALITY OF PRINCE ALBERT NO. 461**  
**PUBLIC HEARING MINUTES - BYLAW 1 OF 2023**

Minutes of the regular meeting of the Council of Rural Municipality of Prince Albert No. 461 held in joint Council Chambers of the Municipality Centennial Building, 99 River Street East, Prince Albert, SK S6V 0A1 on Thursday March 9<sup>th</sup>, 2023.

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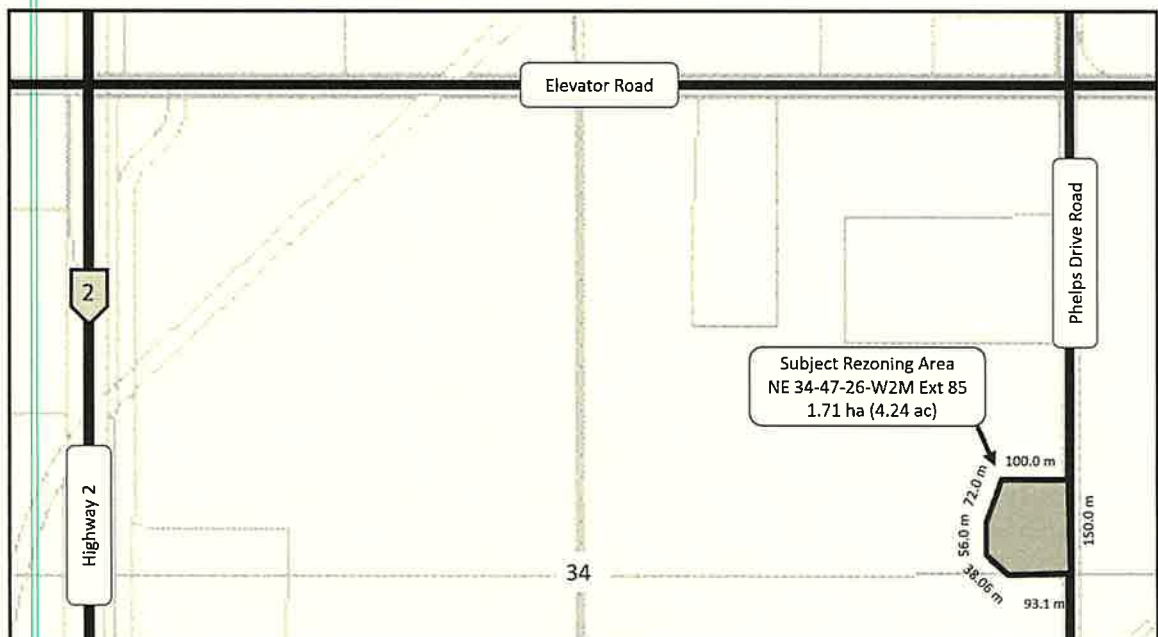
Public Attendance: No one in attendance

To discuss the proposed amendment to the RM of Prince Albert No. 461 Zoning Bylaw 1 of 2023.

1. The Rural Municipality of Prince Albert Zoning Bylaw, being Bylaw No. 3 of 2010 is amended as herein set forth.

The Zoning District Map referred to as "Sheet 3 of 7" in Schedule A of Bylaw 3 of 2010 is amended in the following manner:

(a) By removing the A - Agriculture District zoning from a portion of the Blk/Par A, Plan 101625151 Ext 87, and zone the said lands CR3 – High Density Country Residential District, as shown shaded on the map which is attached.



*Handwritten initials/signature*

M-11 (a)

**RURAL MUNICIPALITY OF PRINCE ALBERT NO. 461**  
**PUBLIC HEARING MINUTES - BYLAW 14 OF 2022**

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Rochelle Neff, Chief Administrative Officer  
 Karri Willick, Assistant Chief Administrative Officer  
 D.J. Harris, Director of Public Works  
 Teresa Hanson, Director of Planning and Development

Public Attendance: No one in attendance

To discuss the proposed amendment to the RM of Prince Albert No. 461 Zoning Bylaw 14 of 2022.

That Bylaw No. 3 of 2010 be amended as follows:

a. Section 14, C2 – Highway Commercial District, Table 14-1, is amended by removing the minimum site area of 0.4 ha for the following uses, and replacing with a minimum site area of 0.3 ha:

***Commercial Uses:***

- |  |   |
|--|---|
| (5) Cannabis Retail Store              | (20) Retail food outlets                              |
| (6) Cannabis Wholesaler                | (21) Retail stores, but not including auction markets |
| (9) Commercial recreational uses       | (23) Service stations                                 |
| (10) Commercial service establishments | (24) Shooting range                                   |
| (15) Office and office buildings       | (25) Training centers                                 |
| (17) Personal service establishments   | (26) Veterinary clinics                               |
| (19) Restaurants                       |   |

b. Replace Table 14-1 in its entirety, with the attached “Table 14-1”.

Table 14-1 C2 - HIGHWAY COMMERCIAL DISTRICT DEVELOPMENT STANDARDS for the Rural Municipality of Prince Albert No. 461										
Use	Permitted or	Subject to Sections	Development Standards							
			Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Bldg Height (m)	Maximum Site Coverage	
<b>Residential Uses</b>										
(1) Business Dwelling	D	4.14.10 (7)	0.4	45	(1)	8	8	15	140m <sup>2</sup>	
<b>Commercial Uses</b>										
(1) Agricultural supplies and equipment sales and service	D		0.4	45	(1)	8	8	15	65%	
(2) Auction markets	D	4.14.14	0.4	45	(1)	8	8	15	65%	
(3) Automotive sales and service including recreational vehicle sales and service and mobile home sale	D		0.4	45	(1)	8	8	15	65%	

M-11 (a)

**Table 14-1**  
**C2 - HIGHWAY COMMERCIAL DISTRICT DEVELOPMENT STANDARDS**  
**for the Rural Municipality of Prince Albert No. 461**

Use	Permitted or	Subject to Sections	Development Standards						
			Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Bldg Height (m)	Maximum Site Coverage
(4) Bus terminals	D	4.14.8-9	0.4	45	(1)	8	8	15	65%
(5) Cannabis Production Facility (Bylaw 8-2022)	D	4.14.18	0.4	45	(1)	8	8	15	65%
(6) Cannabis Retail Store (Bylaw 5-2021)	D	4.20.1-5	0.3	45	(1)	6	8	15	65%
(7) Cannabis Wholesaler (Bylaw 2021)	D	4.20.1-4	0.3	45	(1)	6	8	15	65%
(8) Car and truck washes	D		0.4	45	(1)	8	8	15	65%
(9) Commercial recreational uses	D		0.3	45	(1)	8	8	15	65%
(10) Commercial service establishments	D		0.3	45	(1)	8	8	15	65%
(11) Hotels	D		0.4	45	(1)	8	8	15	65%
(12) Motels	D		0.4	45	(1)	8	8	15	65%
(13) Motor vehicle, farm and heavy equipment related uses	D		0.4	45	(1)	8	8	15	65%
(14) Nurseries, greenhouses and garden centres	D		0.4	45	(1)	8	8	15	65%
(15) Offices and office buildings	D		0.3	45	(1)	8	8	15	65%
(16) Parking lots	D		0.4	45	(1)	8	8	15	65%
(17) Personal service establishments	D		0.3	45	(1)	8	8	15	65%
(18) Repair shops and repair services	D		0.4	45	(1)	8	8	15	65%
(19) Restaurants	P		0.3	45	(1)	8	8	15	65%
(20) Retail food outlets	P		0.3	45	(1)	8	8	15	65%
(21) Retail stores, but not including auction markets	P		0.3	45	(1)	8	8	15	65%
(22) Sale of building supplies and products	D		0.4	45	(1)	8	8	15	65%
(23) Service stations	D	4.14.8-9	0.3	45	(1)	8	8	15	65%
(24) Shooting range (Bylaw 7-2017)	D		0.3	45	(1)	8	8	15	65%

<b>Commercial Uses continued</b>									
(25) Training Centres	D		0.3	45	(1)	8	8	15	65%
(26) Veterinary clinics	D		0.3	45	(1)	8	8	15	65%
<b>Industrial Uses</b>									
(1) Bulk fuel sales and storage	D		0.4	45	(1)	8	8	15	65%
(2) Construction trades establishments	D		0.4	45	(1)	8	8	15	65%
(3) Construction yards	D		0.4	45	(1)	8	8	15	65%
(4) Indoor storage rental facilities	D		0.4	45	(1)	8	8	15	65%
(5) Light manufacturing or processing facilities	D		0.4	45	(1)	8	8	15	65%
(6) Lumber yards, home improvement centres and building supply establishments	D	4.14.15	0.4	45	(1)	8	8	15	65%
(7) Truck stops	D		0.4	45	(1)	8	8	15	65%
(8) Warehouses	D		0.4	45	(1)	8	8	15	65%
(9) Welding and machine shops	D		0.4	45	(1)	8	8	15	65%
(10) Wholesale establishments	D		0.4	45	(1)	8	8	15	65%
<b>Municipal, Recreational, Institutional and Other Uses</b>									
(1) Community halls	P		0.4	45	(1)	8	8	15	65%
(2) Historical and archaeological sites	P		--	--	--	--	--	--	--
(3) Municipal facilities	P		--	--	--	--	--	--	--
(4) Parks and playgrounds	P		--	--	--	--	--	--	--
(5) Places of worship	P		0.4	45	(1)	8	8	15	65%
(6) Public works, excluding solid and liquid waste disposal sites	P		--	--	--	--	--	--	--
(7) Recreation facilities	P		0.4	45	(1)	8	8	15	65%

(8) Wind energy conversion facilities, including wind farms M-11 (a)	D	4.14.17	As laid out in Section 4.14.17
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**Use Designations:**

**(P) - Permitted Use**

A use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

**(D) - Discretionary Use**

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval of, Council; and which complies with the development standards laid out in Section 14.6 and others as required by Council and/or contained in this Bylaw.

**Special limitation and standards regarding Table 14-1 and the C2 - Highway Commercial District:**

- (1) Site having frontage on a Provincial Highway: A minimum of 25 metres from the centre line of the highway, or such greater distance as required by the Saskatchewan Department of Highways and Transportation. Site having frontage on a public roadway other than a provincial highway: A minimum of 15 metres, or such greater distance as required by Council.